

- GENERAL NOTES:
1. This property is subject to all easements and restrictions of record.
  2. This document represents a Survey of an existing parcel of record.
  3. This property is located in flood zone "X" as shown on Flood Insurance Rate Map number 45045C0243E dated 05/04/2021.
  4. Existing Parcel Numbers & Deed & Plat references for the adjoining properties are as shown (if applicable) on the face of this plat. Title search has not been provided to this office.
  5. Parcel Map Number: 0634030100100
  6. This survey is valid only if a print of the same has the original signature and embossed seal of the surveyor.
  7. No subsurface or environmental conditions have been considered as part of this survey and no statement has been made concerning the locations of underground utilities or facilities that may affect the use or development of this property.
  8. Bearings based on South Carolina NAD83 State Plane Coordinate System. All distances are horizontal ground distance, not grid distances.
  9. This Survey does not change an existing road or add a new road.
  10. No new lot lines created at this time.

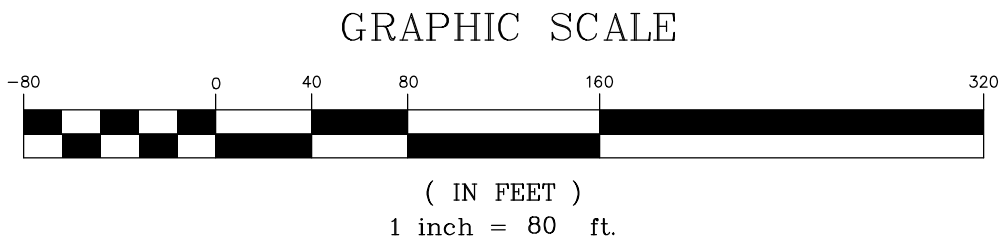
LINE	BEARING	DISTANCE
L1	S 86°11'58" E	25.13'
L2	N 88°11'51" E	134.69'
L3	N 80°26'50" E	218.54'
L4	S 00°40'32" W	23.91'
L5	S 79°58'00" W	22.22'

- LEGEND
- IRON PIN FOUND (IPF)
  - IRON PIN SET 5/8" REBAR (IPS)
  - ⦿ SPIKE / NAIL
  - ⊕ WATER VALVE
  - ⊙ GAS VALVE
  - ⊗ UTILITY POLE
  - ⊞ TELEPHONE PEDESTAL
  - OHE — EXISTING OVERHEAD POWER
  - G — EXISTING GAS LINE
  - x — CHAIN LINK FENCE
  - R/W — RIGHT OF WAY
  - ( ) RECORD BEARING AND DISTANCE
  - 2129 ADDRESS (TYP.)

CURRENT OWNER:  
Bacc, INC  
TMS: 0634030100100  
DB: 2655 Pg. 3717  
PB: 4-Q Pg. 13  
PB: 00 Pg. 371



**PALMETTO**  
**CORP**  
Land Surveying Division



SURVEY@PALMETTOCORP.COM

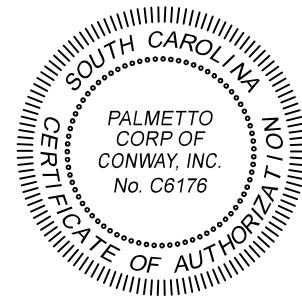
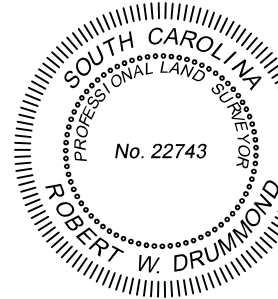
DRAWN BY: JRS  
CLOSURE CHECKED BY: RWD  
APPROVED BY: RWD

JOB# G2592  
DATE OF SURVEY:  
08/21/2023

2001 SOUTH PINE STREET  
SUITE C  
SPARTANBURG, SC 29302  
Phone: (864) 345-2604

REVISIONS:

Boundary Survey  
of TMS: 0634030100100  
Containing 9.51 Acres Total  
3836 Pennington Road, Greer, SC 29651  
O'Neal Township  
Greenville County, South Carolina  
for: TROY McGEE



Robert W. Drummond

PLS# 22743

DATE

Certificate of Accuracy  
I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.